

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Philip Bachers, Planner I

SUBJECT: TU 2-3-06 / Bradford Marine Inc. / 3051 W. State Road 84

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: Temporary Use Permit for a Temporary Office Building

REPORT IN BRIEF: The petitioner is requesting an approval for the placement of a manufactured office building on the Bradford Marine property. Due to Hurricane Wilma, the existing office is unusable. The manufactured office building will provide a temporary office for the normal business operations. The manufactured office building will be set in place upon the Town Council's approval and issuance of a building permit. The subject site is located on the north side of W. State Road 84, in the 3000 block. The manufactured office building will be located on the east side of the parcel, maintaining M-2 zoning building setbacks. The entrance to the subject site is off W. State Road 84. Parking will be provided to the north and west of the manufactured office. No residential access streets or private streets will be obstructed with the placement of modular office building.

DURATION OF TEMPORARY USE PERMIT: 60 days from issue date of building permit

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that Bradford Marine temporary office trailer will be adequately separated from adjacent uses, there will be no additional traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) A building permit must be secured prior to the placement of the manufactured office building.

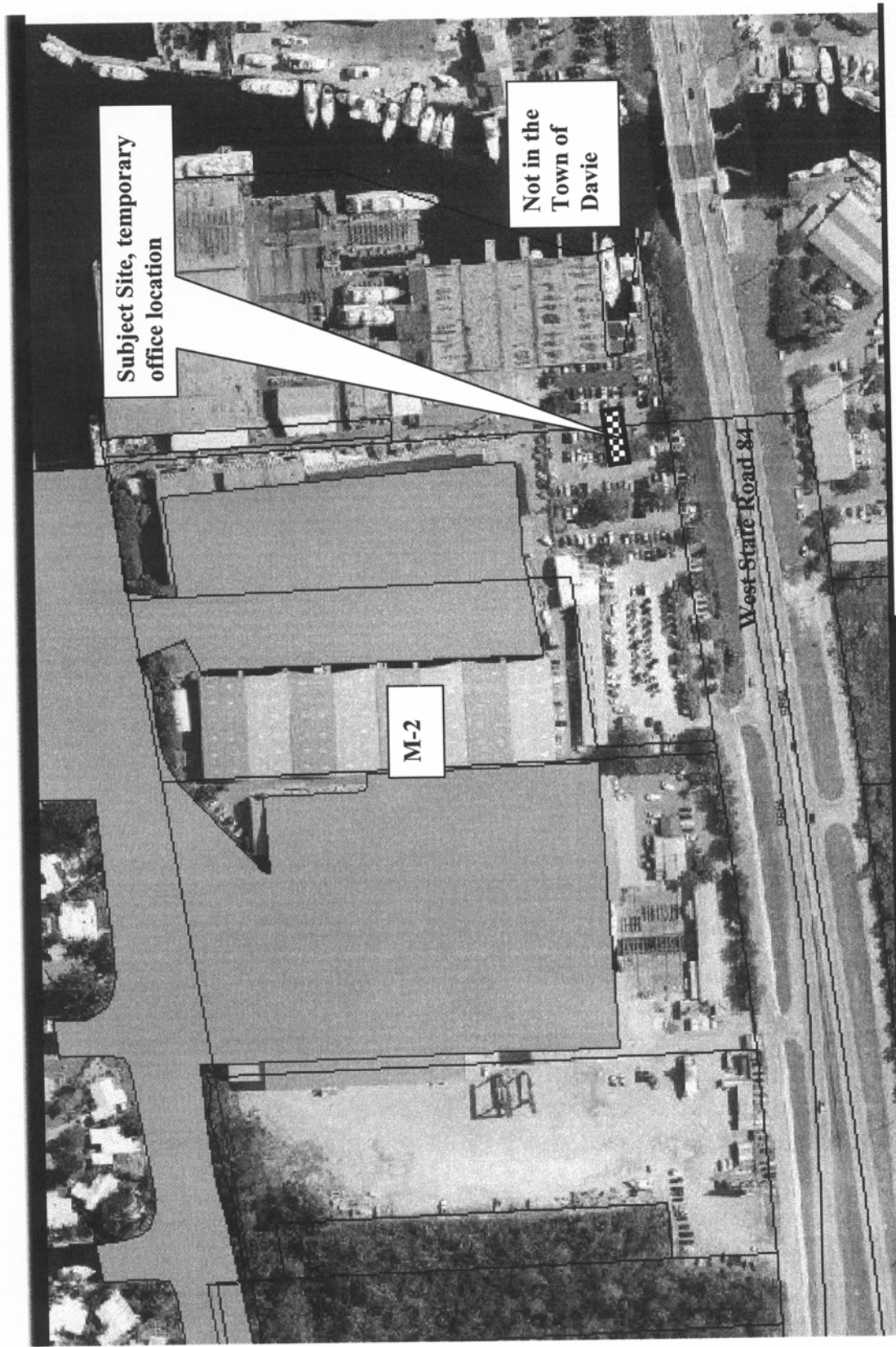
PREVIOUS ACTIONS: None

CONCURRENCES: The Development Review Committee (DRC) is reviewing the application and has no present objections to the request. However, all DRC necessary revisions shall be made prior to the issuance of a building permit.

FISCAL IMPACT: None

RECOMMENDATION(S): None

Attachment(s): Subject site map, Site Plan for the location of the manufactured office building



Temporary Use Application TU 2-3-06
Bradford Marine Inc., 3051 W. State Road 84
Subject Site, Zoning, Aerial Map



1 in. = 264.8 feet

This detailed site plan illustrates a construction or industrial site layout. Key features include:

- Buildings and Structures:** A 1-story C.B.S. Office & Work Area, a Wood Frame Bldg., a Paint Booth, a Wood Shed, a Guard House, and a Temporary Office.
- Parking and Driveways:** A central parking area with numbered stalls (3, 5, 6, 10, 14), a 15' Grass Strip, and a 190'± wide driveway.
- Infrastructure:** A covered concrete bulkhead, several concrete piers (12' and 5' wide), and a covered slipway.
- Other Features:** A dumpster, a flag pole, a power pole, and a bridge crossing a road labeled "No. 84".
- Dimensions and Measurements:** Numerous dimensions are provided for building footprints, lot widths, and distances, such as 150.3', 153.0', 178.0', and 190'±.
- Annotations:** A note indicates a "Temporary office 25 ft. from r-o-w" (right-of-way) and another mentions "LOCATED 9-21-62".

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